

201 West Gray A • P.O. Box 370

Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD21-18

APPLICANT:

Club Carwash Operating, L.L.C.

DATE:

June 10, 2021

LOCATION:

Near the SE corner of Rock Creek

Road and 36th Avenue N.W.

WARD:

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Special Use for a Car Wash

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use for a car wash. This property is currently zoned C-1, Local Commercial District.

Please join us for a Pre-Development discussion of this proposal on Thursday, June 24, 2021 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room C of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

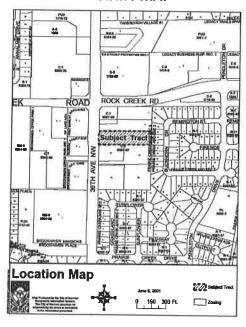
This applicant has filed a concurrent application for Planning Commission consideration of this project at their July 8, 2021 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Justin Barnes, (573) 999-5178 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 2/-/8

City of Norman Planning & Community Development - 201 W. Gray St., Bldg, A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER		ADDRESS	
Club Carwash Operating, LLC		1213 Old Hwy 63; Suite 101	
		Columbia, MO 65201	
EMAIL ADDRESS		NAME AND PHONE NUMBER OF CONTACT PERSON(S)	
		Justin Barnes 573-999-5178	,
jbarnes@clubcarwash.com		BEST TIME TO CALL: 8 a.m. to 4 p.m.	
, ,		ο α.π. το 4 ρ.π.	
Concurrent Planning C	ommission review requested and ann	plication submitted with this application.	
A proposal for developm 36th Avenue N.W.	ent on a parcel of land, generally l	located in the southeast corner of Rock	Creek Road and
-			
and containing approxin	nately 1.7044	acres, will be brought forward to the Planning	Commission and City
Council for consideration	within the next six months.	serves, with the stronger for ward to the Flamming	Commission and City
The Dwanesed Has(s):=	this development will buck to ()		
each use):	inis development will include (ples	ase describe specific land uses and approxima	ite number of acres in
Automated Carwash with vacuum bays			
Automated Oarwasii	with vacuum bays		
This proposed development wi	ill necessitate (check all that apply):	Items submitted:	Concurrent Planning
2025 Plan Amendment	Growth Boundary	Deed or Legal Description	Commission Review Requested:
	Land Use	Radius Map	Trequested
	Transportation	Certified Ownership List	Received on:
Rezoning to	*	Written description of project	4
Rezoning to		±1000	6-7-2021
		☐ Preliminary Development Map	at 8:00 Am Am
	(Plat Name)	☐ Greenbelt Enhancement Statement	· V
☐ Norman Rural Certificate o	of Survey (COS)	Filing fee of \$125.00	by
Commercial Communication	on Tower	Current Zoning: Col Local Commercial	
		Current Plan Designation:	



Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

June 3, 2021

City of Norman
Planning and Community Development
201 W. Gray St.
Building A
Norman, OK 73069

RE:

Club Carwash

36th Ave. N.W. and Rock Creek Road

Letter of Project Description

Dear Planning and Community Development:

Club Carwash is submitting for a pre-development information meeting and special use permit to development a fully automated carwash with vacuum bays on Lot 3 Block 1 of Prairie Creek Addition.

The project will consist of construction of one building for the automated carwash and 20 self serve vacuum bays. The project plans to construct a full access onto 36th Ave. and will have a secondary access via a shared access road across Lots 1 and 2 to Rock Creek Road.

If you have any questions please feel free to contact me.

Sincerely,

Eric S. Kirchner, P.E.

Senior Project Manager

Fax: 314-842-5957

